

SUMMARY

City of Carrollton Mayor and Council Meeting

May 5, 2008
6:00 p.m.

Public Safety Complex, Court/Council Chambers, 115 West Center Street, Carrollton, Georgia

I. CALL TO ORDER

The Mayor and City Council met in regular session on Monday, May 5, 2008 at 6:00 p.m. in the Public Safety Annex Building, 115 West Center Street, Carrollton, Georgia. Mayor Pro-Tem Rusty Gray called the meeting to order at 6:00 p.m. Members present: Councilmember Peter Balega, Councilmember Gerald Byrd, and Councilmember Mandy Maierhofer. Mayor Garner absent.

II. INVOCATION

Councilmember Byrd offered the invocation.

III. CITIZEN COMMENTS

Mr. Phillip Denney of 208 Oak Grove Road expressed concerns regarding the water bills for his rental property at Cross Creek Apartments. He advised that he believes the charges are excessive and are unfair. Mayor Pro-Tem Gray turned the matter over to Assistant City Manager Tim Grizzard for response. ACM Grizzard explained that a surcharge was added due to the Governor's Mandate for Water Reduction. In addition, ACM Grizzard advised that Mr. Denney may want to check the property for possible water leaks. Mr. Denney advised that he would research the matter further.

IV. MINUTES (April 7, 2008)

Motion by Councilmember Byrd, seconded by Councilmember Maierhofer to approve the Minutes of the April 7, 2008 meeting of the Mayor and Council. Motion passed 4-0. (Mayor Garner absent).

V. ITEMS OF DISCUSSION

1. Proclamation: Catherine Hardy-Lavender

Councilmember Byrd read a proclamation in honor of Olympic Gold Medalist Catherine Hardy-Lavender.

2 Proclamation: Older Americans Month

Mayor Pro-Tem Gray read a proclamation in reference to Older Americans Month.

3. Resolution 07-2008: Charles Henry "Chick" Almon Parkway

No action was taken on this matter.

4. Resolution 08-2008: Raymond R. Hughes Reservoir

City Manager Casey Coleman presented Resolution 08-2008 for consideration by the Mayor and Council to name the City's proposed reservoir the "Raymond R. Hughes Reservoir. City Manager Coleman advised that Mr. Hughes is the former owner of the property which the City recently purchased to build the new reservoir.

Motion by Councilmember Councilmember Byrd, seconded by Councilmember Balega to adopt Resolution 08-2008 to name the City's proposed reservoir the "Raymond R. Hughes Reservoir". Motion passed 4-0. (Mayor Garner absent).

5. Resolution 09-2008: GMEBS OPEB Trust Participation

Finance Director/City Clerk Jim Triplett presented Resolution 09-2008 for consideration by the Mayor and Council which would authorize GMA/GMEBS to perform annual OPEB actuarial valuations and other actuarial services for participating entities that wish to utilize such services. GMEBS OPEB Trust participation advised that the Governmental Accounting Standards Board (GASB) require state and local governments to account for the value of other post-employment

benefits (OPEB) liabilities accrued over an employee's working lifetime and for the values of those benefits to be recorded on the local government's audited financial statement. OPEB includes medical, prescription drug, dental, vision and life insurance. GASB requires an independent agency to provide the actuarial valuations for local governments.

The OPEB trust was created by the GMEBS Board of Trustees to assist cities that will have to define and disclose any post-employment benefits, other than pension benefits, they provide to former employees and retirees. The income of the OPEB Trust accrues to the participating employers and is tax exempt as provided for under Section 115(1) of the IRS Code.

While Georgia cities are not required to pre-fund OPEB as they would pension obligations, cities are required to record the value of the benefits on the audited financial statements. Therefore, an actuarial valuation is needed to determine the liability. The City offers the following OPEB to retirees: Retirement, Medical Insurance and Life Insurance (Insurance is only offered until the age when Medicare applies...usually age 65).

GMA/GMEBS has contracted with an independent actuary to perform annual OPEB actuarial valuations and other actuarial services for participating entities that wish to utilize such services. Pricing varies based on the size of the entity and whether or not the entity participates in the GMEBS Life and Health Insurance Fund. GMA has quoted a price of \$6,000.00 (six thousand dollars) to the City for the service.

Finance Director/City Clerk Triplett advised that City Staff recommends adoption of the resolution and agreement to participate.

Motion by Councilmember Byrd, seconded by Councilmember Balega to adopt Resolution 09-2008 and approve the participation agreement authorizing GMA/GMEBS to perform annual OPEB actuarial valuations. Motion passed 4-0. (Mayor Garner absent).

6. Resolution 10-2008: Local Revitalization Plan

City Manager Coleman presented Resolution 10-2008 for consideration to the Mayor and Council offering support of a Local Government Revitalization Plan, specifically in areas of the West Carrollton Enterprise District. Mr. Jim Markel of Affordable Equity Partners, Inc. spoke to the Mayor and Council on behalf of the matter and advised that the project is eligible to receive extra consideration from the Georgia Department of Community Affairs regarding competitive scoring criteria.

Motion by Councilmember Balega, seconded by Councilmember Byrd to adopt Resolution 10-2008 Local Revitalization Plan – West Carrollton Enterprise District and seek the Local Revitalization for the property remaining in the West Carrollton Enterprise District. Motion passed 4-0. (Mayor Garner absent).

7. Annexation and Rezoning Request: Rezone from County to PD (Planned Development)

Property Location: 2235 Maple Street

**Petitioner: Dave Schmit, University Village Partners, LLC/
Marathan Land Company**

(Supporting documents attached separately)

A public hearing was held to receive citizen input on a request from petitioner Dave Schmit of University Village Partners, LLC/Marathan Land Company to annex and rezone property located at 2235 Maple Street from County to PD (Planned Development). PZA Griffin reported that the Planning Commission had recommended approval of the request to annex and rezone the 0.52 acre tract from County to PD (Planned Development) with the following conditions as approved in 2005 for the commercial (C-2) parcels within the Maple Street Commons Development:

1. Sidewalks shall be provided along the north and south side of Maple Street. The developer shall connect the sidewalk from his property line to the existing sidewalk to the east of the development along the northern ROW of Maple Street. Sidewalks will also be provided internally along the entrance roads from the Bypass (both sides of street) and across from Tyus-Carrollton Road (one side of street). A sidewalk shall

be provided connecting both the Bypass and Tyus-Carrollton entrance roads abutting the east-west avenue at the rear of the out-parcels.

2. Pedestrian lighting shall be lantern or acorn style lighting for pedestrian areas. Box lighting shall be used to parking lots. No cobra lights mounted on wooden poles are permitted.
3. Storefront designs shall vary every 50 feet to avoid monotonous building facades. Offsets will be used vertically and horizontally to produce visual interest.
4. Wall cladding materials shall be brick, cast stone or pre-cast concrete, stucco or cementitious lap siding. No vinyl siding or metal wall cladding is permitted. Rears of buildings not facing public areas shall be finished with stucco or cementitious lap siding.
5. Roofing materials shall consist of Architectural shingles, standing metal seam and awnings.
6. Lintels shall be brick and pre-cast.
7. Cornice and trim shall be pre-formed poly, painted wood or metal.
8. Gutters shall be copper or half round painted.
9. Monument signs are required and shall be constructed of brick, cast stone, or pre-cast concrete, or stucco. Individual out-parcel monument signs shall be no more than 6 feet in height.
10. Dumpster enclosures shall be clad in materials matching the adjacent buildings with gate provided.
11. Berms and landscaping shall be provided along the north and south side of Maple Street in such a manner as to shield the grills of parked cars.
12. Sponsored outdoor activities shall be required to cease at 11:00 PM on Fridays and Saturdays. Activities on all other days shall cease at 10:00 PM. Required permits from the City shall be obtained for all outdoor events.
13. Twenty-four hour restaurants shall be a prohibited use.
14. All commercial buildings shall be four (4) stories or less.

At this time Mayor Pro-Tem Gray opened the public hearing to receive citizen input. Those speaking in favor: There were none. Those speaking opposed: There were none.

Motion by Councilmember Maierhofer, seconded by Councilmember Byrd to approve Annexation and Rezoning of property located at 2235 Maple Street from County to PD (Planned Development) with conditions as recommended by the Planning Commission. Motion passed 4-0. (Mayor Garner absent).

8. Resolution 11-2008 - Unified Development Ordinance (UDO) Amendment
City Attorney Chuck Conerly presented Resolution 11-2008 to amend the Unified Development Ordinance (UDO) to: (1) Address parking requirements for multi-family dwellings; (2) impose duration limits on special events and temporary sales; (3) provide for a reversion of planned developments if development activities are not commenced within twelve months of approval; (4) add to the list of accessory structures; and (5) to require certain land uses to obtain a special use permit.

Motion by Councilmember Balega, seconded by Councilmember Maierhofer to adopt Resolution 11-2008 to amend the Unified Development Ordinance as presented. Motion passed 4-0. (Mayor Garner absent).

**9. West Carrollton Enterprise District Joint Application
(Bo Metals, Inc. and BTR Properties, LLC)**

Ms. Carlianne Patrick-Crotty presented to the Mayor and Council for consideration and approval a West Carrollton Enterprise District Joint Application from Bo Metals, Inc. and BTR Properties, LLC. Ms. Patrick-Crotty noted that Bo Metals, Inc. has have earned a reputation in the concrete and masonry accessory market for continuous innovation, enthusiastic customer service and dedication to the construction industry and is also the nation's top manufacturer of keyhold joint system. . Ms. Patrick-Crotty advised that plans of Bo Metals, Inc. and BTR Properties, LLC were to hire 62+ employees.

Motion by Councilmember Byrd, seconded by Councilmember Maierhofer to approve the West Carrollton Enterprise District Joint Application of Bo Metals, Inc. and BTR Properties, LLC. as presented. Motion passed 4-0. (Mayor Garner absent).

10. Bids: Decostar/Decoma Sanitary Sewer Project

Assistant City Manager Tim Grizzard advised that sealed bids were received for the Decostar/Decoma Sanitary Sewer Project from the following Contractors:

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| Sweetgrass, Inc., of Carrollton, GA | \$257,464.50 |
| Caldwell Construction, Inc of Bowdon, GA | \$266,532.30 |
| Wenger Pipeline Company, Inc. of Smyrna, GA | \$275,015.00 |
| Crawford Grading & Pipeline, Inc. of Luthersville, GA | \$286,880.61 |
| Corley Contractors of Dallas, GA | \$295,186.50 |
| Tom Davidson & Sons of Sunnyside, GA | \$308,411.90 |
| Ronnie D. Jones Enterprises, Inc. of Newnan, GA | \$351,861.25 |
| Carr Contracting Co., Inc. of Douglasville, GA | \$352,400.00 |

This project is to be funded by a One Georgia Grant from the State. The bid amounts stated above do not include the price of the ductile iron pipe. It is planned for the pipe to be provided by the City of Carrollton but only if this cost will be funded by the grant from the State of Georgia. Prior to execution of any contract, the State of Georgia will review the bid documents and determine if they wish the pipe to be procured by the City or by the Contractor. Should they determine that the pipe is to be procured by the Contractor, the cost of the pipe will be an additional \$23.76 per foot for an estimated footage of 4120 feet.

ACM Grizzard advised that city staff recommends that this bid be awarded to the lowest bidder which is Sweetgrass, Inc. of Carrollton, Georgia in the amount of \$257,464.50.

Motion by Councilmember Maierhofer, seconded by Councilmember Balega to accept the low bid of \$257,464.50 from Sweetgrass, Inc. for the Decostar/Decoma Sanitary Sewer Project. Motion passed 4-0. (Mayor Garner absent).

11. Mayor and Council Chambers Visual Presentation Project

Deputy Clerk Libby Duke advised that after inquiries of several Councilmembers, City Manager Coleman requested that Tommy Higginbotham (Information Technology Administrator) and members of City Staff visit the City of Villa Rica Council Chambers to view their methods of public presentation. During the visit staff observed the following:

- A portable document camera displays images (including maps) and documents on flat screen monitors at each seat of the Council and the same is projected on the wall to the left and right of the Mayor and Council seating. City Staff and the public have the ability to plug in a laptop and feature a presentation which will reflect on the monitors and on both screens simultaneously. Large presentation screens on both walls prevent anyone from having to strain to see a visual.

Also noted was the fact that a presentation setup similar to that of Villa Rica's appears to be the best direction to take to solve the issues we are experiencing. The cost to implement the project is

approximately \$21,500.00, which includes the 36 inch portable mechanical arm document camera and all materials and labor to complete the project.

It was the consensus of the Council to fund the project in the 2008-2009 FY Budget and authorize staff to obtain three (3) price quotes, accept the lowest bid, and proceed.

VI. MAYOR AND COUNCIL ANNOUNCEMENTS

Councilmember Byrd: Asked those in attendance to remember the six (6) year old child who lost her life from a fire at Paradise Apartments. Asked everyone to remember Mayor Wayne Garner who had surgery recently. Thanked Ms. Queentine Vallair for the Certificate of Appreciation. Thanked Ms. Jacqueline Dost for her efforts. Thanked City Manager Coleman for always being there and for his assistance in various situations.

Mayor Pro-Tem Gray: Wished Mayor Garner a speedy recovery. Thanked City Manager Coleman and City Staff for their hard work.

Councilmember Maierhofer: Thanked City Manager Coleman for speaking at the recent State Track Meet.

Councilmember Balega: Advised that he and his family enjoyed Mayfest which was held May 3. In addition, Councilmember Balega requested that CM Coleman look into the clean-up situation after festivities such as Mayfest. Also, Councilmember Balega informed CM Coleman that he had been approached from downtown merchants regarding the possibility of including a police officer for an afternoon shift patrol on the Square. CM Coleman advised that he would look into the matters requested.

VII. CITY MANAGER ANNOUNCEMENTS

City Manager Coleman provided an update regarding the proposed sort-less curbside recycling program and advised that the cost per resident would be \$3.00 - \$3.50 per household at no cost to the customer. CM Coleman advised that Requests for Proposals for curbside recycling would be sent out in the next couple of weeks. CM Coleman provided an update on the status of the 800 mgh public safety radios which are estimated at a cost of \$400,000.

VIII. ADJOURN

There being no further business to address, the meeting adjourned at 7:14 p.m.

The Agenda for Mayor and Council Meetings is available for review in the City Manager's Office, 315 Bradley Street, Carrollton, Georgia and the City's website, www.carrollton-ga.gov after 4:00 p.m. on the Friday prior to Council Meeting. The City complies with the Americans with Disabilities Act (ADA). If you will need special assistance at this meeting, the City will try to accommodate you in every reasonable manner. Please call (770) 830-2000 from 8:30 a.m. to 5:00 p.m. Monday through Friday at least 48 hours prior to the meeting. A summary of Agenda items acted upon is available within 48 hours of the meeting at the address and website listed above. Minutes to any previous meeting (once adopted) are available upon request at the number listed above.